

MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-L zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone Category >>	Residential						Mixed-use				Non-Residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																					
RESIDENTIAL USES																					
Household Living																					
Dwelling, townhouse				P	P	P	P	P	P	P								4-3(B)(5)			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(6)			
Dwelling, multi-family					P	P	P	P	P	P								4-3(B)(7)			
Group Living																					
Assisted living facility or nursing home				C	P	P	P	P	P	P											
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, medium					P	P	P	P	P	P								4-3(B)(8)			
Community residential facility, large						P	P	P	P	P								4-3(B)(8)			
Group home, small					C	P	P	P	P									4-3(B)(9)			
Group home, medium					C	C	C	P	P	P								4-3(B)(9)			
Sorority or fraternity						P	C	P	P	P											
CIVIC AND INSTITUTIONAL USES																					
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A							
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C			
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C			
High school	C	C		C	C	P	P	P	P	P	P	P	C			P					
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A				
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P			
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV							
Sports field							CV	C	P	P	P	P	P	C		P		C			
University or college						CV	CV	C	P	P	P	P	CV	CV							
Vocational school						CV	P	P	P	P	P	P	P	P							
COMMERCIAL USES																					
Agriculture and Animal-related																					
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A			
Kennel	C							C	C		P	P	P	P							
Veterinary hospital	C						C	P	P	P	P	P	P	P							
Other pet services	C						C	P	P	P	P	P									

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Zone District >>																					
Food, Beverage, and Indoor Entertainment																					
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)		
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)		
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)		
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)		
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)		
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)		
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(11)		
Lodging																					
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)		
Motor Vehicle-related																					
Car wash								P	P	P	P	P	P	P					4-3(D)(15)		
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(17)		
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(18)		
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(19)		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)		
Offices and Services																					
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)		
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)		
Commercial services								P	P	P	P	P	P	P							
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)		
Mortuary								C	P	P	P	P	C		A						
Office							P	P	P	P	P	P	P	P							
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(26)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(28)		
Outdoor Recreation and Entertainment																					
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)		

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																A	B	C	
Zone District >>																			
Retail Sales																			
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P					
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)
Grocery store								P	P	P	P		P	P					4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C					4-3(D)(36)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(37)
Transportation																			
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)
Transit facility						C	C	C	P	P	P	P	P	P					
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Telecommunications, Towers, and Utilities																			
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(6)
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)
Wireless Telecommunications Facility																			4-3(E)(10)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A				
Public utility co-location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(11)
Wholesaling and Storage																			
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(15)

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																A	B	C			
Zone District >>																					
ACCESSORY AND TEMPORARY USES																					
ACCESSORY USES																		4-3(F)(1)			
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)		
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T				
Drive-through or drive-up facility								CA	A	CA	A	A	A						4-3(F)(4)		
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Dwelling unit, accessory without kitchen	CA	CA		CA	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(9)		
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)		
Mobile vending cart							A	A	A	A	A	A	A	A				A	4-3(F)(12)		
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(13)		
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(14)		
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(18)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(19)		
TEMPORARY USES																					
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling unit, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)		
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(5)		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(6)		
Open air market							T	T	T	T							T		4-3(G)(7)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(9)		
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)		